

MEETING	Monday, December 21, 2015
TIME	5:36 PM
PRESIDING OFFICER	Mayor Maher
PRESENT	Mayor Maher, Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern and Councillor Simmons.
ABSENT:	Councillor Toomey who participated remotely.
PRESENTATION	Kristine McKenna from the Liverpool Football Club presented the city with a defibrillator which will be housed at Danahy Park in memory of Marty Collins. The donation was accepted on a voice vote of six members.
PLEDGE OF ALLEGIANCE	
MOMENT OF MEDITATION	

SUBMISSION OF THE RECORD

On a motion by Councillor Carlone the submission of the Minutes for the Regular Meeting of November 9, 2015 and the Roundtable/Working meeting of November 16, 2015 were accepted on a voice vote of six members.

Mayor Maher announced that the meeting was being recorded with audio and visual devices.

REMOTE PARTICIPATION

Mayor Maher announced that Councillor Toomey would be participating in the meeting remotely. He announced that Councillor Toomey is ill and unable to attend the meeting but will participate in a portion of the meeting remotely.

Mayor Maher further stated that pursuant to Massachusetts General Laws there is a quorum physically present at the meeting in the room. Councillor Toomey has notified the chair of his desire to participate remotely in the meeting and identified the reason for and facts supporting his request.

The Chair has determined that one of the five permissible reasons listed in the regulations was identified by the absent City Councillor as the reason for his desire to participate in the meeting remotely and makes the City Councillor's physical attendance at the meeting unreasonably difficult due to personal illness and that the absent City Councillor will remotely participate in the meeting and is in attendance at the meeting via teleconferencing. This information must be recorded in the meeting minutes. The chair stated that Councillor Toomey would not be

participating in the entire meeting but will participate after Public Comment he will be asked if he can hear the meeting and if we can hear Councillor Toomey

When Councillor Toomey wants to end his remote participation from the meeting
The Mayor will announce that Councillor Toomey has terminated his remote participation in the meeting and the meeting will resume with the regular order of business.

Mayor Maher announced that up until that time all votes taken at the meeting must be by roll call vote.

PUBLIC COMMENT

Clyde Grubbs, 3 Church Street, stated his support for Calendar Item #3. He stated that Columbus made a fortune on the slave trade. He stated that Columbus hurts people personally. He stated that indigenous people teach us values that we can celebrate. He stated that ancestors make a contribution to our wisdom and our earth. He stated that indigenous people teach us to make decisions in terms of how it will affect the children and generations to come.

Carol O'Hare, 172 Magazine Street, spoke on Unfinished Business Item #8. She stated that she is particularly concerned about traffic impacts of this development and she hopes that these impacts can be ameliorated before the project goes forward. She stated that regarding Policy Order #13, she asked the City Council to at least limit the signs that are being proposed on Dunster Street for Mike's Pastry. She asked that the City Council take appropriate action to reduce these signs to one. She stated her support for Policy Order #6. She stated that these people are quick sale promoters who sell property.

Kelly Turley, 115 Josephine Avenue, Somerville, MA, spoke on Policy Order #11. She stated that this resolution supports House Bill 1129 which would create a Bill of Rights for people who are experiencing homelessness. She stated that this bill would recognize that people without homes have the same rights as people who do have homes. She stated that this is a statement of legislative intent. She stated that there are hundreds of families and individuals who are without shelter. She stated her support of this policy order.

Alan Green, 82 Fifth Street, spoke on Calendar Item #8. He stated that he likes the Sixth Street pedestrian crossing as it is currently. He stated that he is not looking forward to up zoning from the Volpe proposal. He stated that he would like this proposal postponed. He stated that he thinks this should be linked to the Volpe future development. He stated that an amendment was introduced and he would like to talk about both of them as one. He asked that a vote not be taken on this development. He read a statement on behalf of Peter Crawley.

Elie Yarden, 143 Pleasant Street, spoke on Calendar Item #3. He stated that the association between colonialism and the problem of dealing with climate change never left the table at the Paris conference. He stated that he is grateful for the resolution offered by the Councillors who suggested that we raise awareness of the indigenous people in the United States. He stated that the United States would not exist were they not displaced. He stated that as things remain currently, Cambridge's economy is dependent on the maintenance of the underclass. He stated that the technological efforts of the Community Development Department are marvelous. He stated that the city is ill-prepared as long as the decisions are being made top down. He stated that our safety is in danger.

Kathy Born, Chair, Cambridge Redevelopment Authority, 3 Walnut Avenue, spoke on Calendar Item #8. She stated that the CRA is an independent public entity. She quoted from the Cambridge Redevelopment Authority's Mission Statement. She stated that they take their responsibility seriously to create affordable housing for which the city is desperate. They take responsibility to create jobs. She stated that they take commitment to build a sustainable ecosystem because our neighbors look to Cambridge for vision and leadership. She stated that they are raising the bar on the requirements for innovation space and affordable innovation space and public transit. She stated that she cannot think of any other zoning proposal that has done its homework as fully on this project. She stated that they decided that it was important to have the public involved in the process and noted that they were at the table. She stated that they started with a public forum and had 13 monthly meetings which focused on every word of the documents before the City Council and 24 other meetings. She stated they have listened to the comments of the City Council and each comment was invaluable.

Margaret Drury, 1 Dudley Court, Vice Chair of the Cambridge Redevelopment Authority, spoke about the affordable housing that the KSURP will bring. She stated that the numbers are amazing, 112 affordable units, 28 middle income units for a total of 140 units. She stated that the price to build affordable housing in Cambridge is extraordinary. She stated that it is easy to wait but every month and day of delay is a delay that costs Cambridge people who want to continue to live in Cambridge. She stated that the process was very inclusive. She stated that since it is a small board, people can make public comment and are later allowed to ask questions or make comments. She stated that there were many meetings. She stated that this is not the end of the process and the public will be welcome to speak. She stated her support for Indigenous Peoples Day.

Sheilagh Foreman, 14 Chauncy Street, spoke on Policy Order #4. She stated that we are supporting the building of a new Marine base in Okinawa. She stated that they are an indigenous people. She stated her opposition to the building of a new base. She stated that it is an environmentally fragile area. She asked for City Council support of this Policy Order.

Ellen Shachter, 346 Concord Avenue, spoke on Calendar Item #8. She stated her support of the MXD mixed use development proposal. She stated this is a cutting edge proposal that provides for affordable housing. She stated that the percentage of affordable housing is higher than any other in the area. She stated that the CRA did a good job at what we need in terms of affordable housing. She stated that this has not been a rushed process. She stated that the Harding Street tenants appeared before the City Council and those tenants are going to be receiving emergency Section 8 vouchers. Some will be able to stay and she is working to keep the families in the City of Cambridge. She stated the challenge of finding a unit in the City of Cambridge in which to use the vouchers is astronomical. She stated that people criticize Inclusionary Zoning and she supports targeting it to as lower a percentage as possible. She stated there are 3,000 families on the wait list for public housing in the City of Cambridge. She urged the City Council to support this proposal.

Ben Lavery, Boston Properties, 800 Boylston Street, spoke on Committee Report #3. He urged the City Council to adopt this petition. He stated that without the passage of the petition there is no more room for growth. He stated that Biogen wishes to continue to grow in the City.

Salma Abu Ayyash, 2 Newport Road, spoke on Calendar Item #3. She stated that she is proud of the City of Cambridge and the issues that it addresses. She stated that it feels right to her to address the Columbus Day holiday in Cambridge. She stated that it is wrong to celebrate a

greedy murderer. She stated that violence that was perpetrated against indigenous people resonates for generations to come. She stated that these holidays send the wrong messages which further deepens trauma. She stated that she is embarrassed that one of her indigenous friends asked her to come and support this policy order. She stated that little victories are important for the children.

Moomanum James, 9 Lawn Court, spoke on Calendar Item #3. He stated that he is an Aquinnah Wampanoag and lives in Cambridge. He stated that they have been victims of genocide since Columbus since the arrival of the Europeans. He stated that the fact that his people are here liberates this land and this building if only for a few moments. He stated that this building, this city, and this country are all on stolen indigenous land. He stated that over many years he has asked why this country glorifies a butcher like Columbus. He stated that the fact is that the indigenous people were already here when Columbus arrived. He stated that Wampanoag helped the pilgrims, the Taino people welcomed Columbus, not knowing that they would be slaughtered and enslaved. He stated that it is time to get rid of Columbus Day. He stated that any cities and towns have stopped celebrating Columbus Day and Cambridge must do the same.

Mahtowin Munro, 211 Congress Street, Boston, spoke on Calendar Item #3. She stated that she asks for approval of the resolution declaring Indigenous Peoples Day in Cambridge. She stated that as Indigenous peoples, their history and presence are rarely acknowledged and often erased in this country. She stated that we live in a nation that celebrates Columbus who was personally responsible for the slaughter and enslavement of many thousands of indigenous people. She stated that Indigenous people weep when they think of the genocidal cataclysm that began with Columbus and his men. She asked the City Council to consider the harm that it does to the indigenous people and their children that Indigenous nations and history are so disrespected by the celebration of their genocide. She stated that the City Council is in an historic position to take a moral stand. She stated that Columbus Day must fall so that the children should not have to endure one more day of this. She stated that the elders should not have to go to their graves without this wrong being corrected for future generations.

John Roberts, 321 Huron Avenue, spoke on Calendar Item #3. He stated that he speaks in support of this policy order. He stated that he and his wife support this resolution. He stated that now that we know what Christopher Columbus wrought on the indigenous peoples on this continent it is irresponsible to continue to celebrate the myth that most of us were taught in school concerning the “founding” of the New World. He stated that the Americas were founded by the people who had already lived here for centuries. He stated that in many classrooms in Cambridge, the true Columbus history is taught. He stated that changing Columbus Day to Indigenous Peoples Day should not be seen as an insult to Italians who often celebrate their nationality on this day. He stated that this is an opportunity for them to focus on other, more deserving Italians to celebrate their nationality. He stated that for over twenty years, he and his wife have celebrated Thanksgiving with the United American Indians of New England by attending their Day of Mourning in Plymouth. He stated that on that day, Native Americans share their starkly different understanding of the history of the “settlement” of the Americas. He stated that changing Columbus Day to Indigenous Peoples Day would be taking a much-needed step.

Anthony Galluccio, Trowbridge Street, stated his support to having a day to recognize Indigenous people. He stated that as an Italian-American, the Italian Americans celebrate their heritage in the month of October. He stated that when his father came from Italy and arrived in Cambridge he faced prejudice in the country. He stated that Italians were placed in internment

camps. He stated that he would like school children to know that Italians and Irish and Portuguese faced similar persecution. He stated that he understands those who have concerns about Columbus but asked that Italian Americans deserve a day as well. He asked to pause and separate the concerns about Christopher Columbus while continuing support in recognizing the difficulties of Italian Americans.

Kathy Roberts, 321 Huron Avenue, spoke on Calendar Item #3. She spoke in support of this policy order. She stated that her children and grandchildren have learned all about Christopher Columbus did on this continent.

Talia Kelcatchimel stated that she is speaking on behalf of changing Columbus Day to Indigenous Peoples Day. This is something that affects her deeply. She is from Cambridge and a CRLS graduate. She stated that to celebrate Columbus Day is to celebrate a man who committed genocide. She stated that it is offensive to celebrate this day. She stated that it is important to change this day because it will be a start to teaching the correct history in this country. She stated the importance of implementing social change.

Risa Mednick, 20 Maple Street, spoke on City Manager Agenda Item #18. She stated her support for Indigenous Peoples Day and Policy Order #11 and minimum wage. She stated that she is the Executive Director of Transition House. She stated that the City Manager's agenda has transmitted appropriations of large sums of money. She stated that the Cambridge Non-Profit Coalition has worked with City Manager. She stated that the need for a needs assessment. She stated that this is an exciting time for the city and emphasized that going forward there needs to be collaboration across all sectors.

Arvilla Sarasin stated that many elders are being deprived of services and now they want to put the price up again for The Ride. She stated that people do need The Ride.

Ed Childs, Harvard University, stated that he has been gentrified out of Cambridge and stated his support for affordable housing in Cambridge. He spoke in support for prevailing wage for the workers in Cambridge. He stated that this means a lot to the workers. He stated that many come from countries who have been colonized and brutalized. He stated that his parents came from Ireland. He stated that children are much more aware. He stated that Cambridge and Boston were one of the last to integrate in the schools systems in the country. He stated that confederate flag has been taken down in New Orleans. He stated that Cambridge must set an example. He stated that we are celebrating a world figure and there are many others that could be celebrated.

Judy Davis, Boston, stated her support for Calendar Item #3. She stated that we must stop idolizing people who are crooks. She stated that we wonder why children are the way they are because we are teaching them to idolize criminals.

Saul Tannenbaum, 16 Cottage Street, spoke in support of Policy Order #9. He stated that this order will be amended to support more investment in public transportation. He stated that anyone who believes in an affordable, diverse Cambridge that seeks to reduce its greenhouse gas emissions should reject the reduction of MBTA funding. He stated that to save The RIDE, the MBTA's funding must be increased, not its costs cut. He stated that in past times, Cambridge would have been the first people to have an Indigenous Peoples Day.

Roxana Rivera, 32BJ SEIU, spoke on Unfinished Business Item #5. She stated that SEIU represents nearly 2500 workers in Cambridge alone. She stated that they work at Harvard and

MIT. She stated that they began working with Councillor Simmons and other Councillors to address the issues. She stated that thanks to the process, there is a very strong and carefully crafted piece of legislation that will help ensure that the City of Cambridge is able to contract with high quality workers for services. She asked for City Council support.

Lenvil Cole, 32BJ SEIU, offered his support on the amendment of the Living Wage Ordinance. He stated that he believes that this amendment will make a positive impact for people who work in the city. He stated that he works for Harvard where he has worked as a custodian for 27 years. He stated that Harvard is a rich institution but refused to pay the custodians a minimum wage. He stated that when he finally got fair pay he was able to save for his children's education and his life became easier. He stated that the City Council can make a difference by allowing this amendment to become a reality.

Nancy Ryan, 4 Ashburton Place, spoke on Calendar Item #8. She stated the Cambridge Residents Alliance would like this petition to die and be refiled. She stated that the Volpe property is coming up for discussion and it would be beneficial to have the MXD discussed within the context of that site. She stated that the East Cambridge Planning Team has requested more time. She urged the City Council to allow this petition to expire. She stated that it is important to ask the City Manager why his Economic Financial Support information was not previously available. She stated her support Indigenous People.

Joseph Caparco, 411 Franklin Street, Mass Senior Action, stated that he is concerned about the fee for The Ride being increased for special needs persons and the elderly. He stated that he is speaking for special needs people because he is a former special needs teacher. He stated his hope that the City Council will voice their objections to The Ride's possible elimination of The Ride.

John Ratliff stated that The Ride is the only way frail, elderly people can engage in life in the community through the transportation provided by this ride. He stated that the proposal would imprison people in their homes. He stated that the impact of a statement from the City Council will be significant. He stated that he is proud to be in a city that will support Indigenous Peoples Day and the people of Okinawa. He stated that he feels that the City Council is on top of very important issues.

Joseph Gerson, 2161 Massachusetts Avenue, Director of Programs, American Friends Service Committee. He stated that he was invited to speak in Hiroshima. He was shocked that the US had over 100 military bases across Japan. He stated that he has traveled to Okinawa since 1985. He stated that 20% of the island is occupied by U.S. military bases. He stated his support fair wage and affordable housing proposals.

Shea Reister, 199 Auburn Street, stated his support for the call for Indigenous Peoples Day. He stated that what took place is immoral and offensive. He stated that celebrating Columbus Day adds insult to injury. He stated that he is shocked that Cambridge has not taken the step that many other cities have taken.

Heather Hoffman, 213 Hurley Street, talked about the MXD provisions. She stated that she agrees with what Kathy Born and Margaret Drury have said about the way the Cambridge Redevelopment Authority has conducted itself and the drafting of the petition. She stated that Councillor Toomey stated that he does not trust Boston Properties at the East Cambridge Planning Team meeting last week. She stated that Boston Properties is still not offering the full

amount of affordable housing that it should. She stated that Boston Properties got the 200,000 square feet to build the Ames Street development for nothing because the city wanted housing. She asked the City Council to get what they have not given the city which is affordable housing. She wants to see the City Council stand up and get those units.

Patrick Barrett, 234 Broadway, stated that he has been endeavoring with groups in the city to try to help remove graffiti from structures. He stated that the city has a great program but there is no way to get graffiti off the upper levels of buildings unless the property owners lend a hand. He stated that fines should be incurred for anything that contributes to the lack of safety in Central Square. He stated that it has been a pleasure to work with Vice Mayor Benzan.

Hasson Rashid, 820 Massachusetts Avenue, stated that it saddens him to continuously notice the disregard for inclusion of the homeless sector and mosaic in Cambridge's city planning equations. He stated that the City dropped the ball when it came to the Foundry Building, Sullivan Courthouse, and the Volpe Center. He stated that these were opportunities for possible conversion of the properties to deal with the homeless in the area. He stated that there should be no separation in developing a housing poverty plan. He stated that the first priority for utilizing public funding should be aimed at finishing the job of ending family, chronic, and veteran homelessness and any other types of homelessness.

Lee Farris, 269 Norfolk Street, stated that as it relates to the MXD zoning, the Cambridge Residents Alliance feels that this should be deferred to the spring of 2016 to allow for more time for Cambridge residents to get involved. She stated that while there was a community process, it was without the context of the Volpe development and the MIT buildings that will be going up. She stated that the City Council has been concerned about what the complete picture will look like. She stated that development is not being considered in the context of everything that will be happening in Kendall Square. She stated that East Cambridge, including Area 4, has been calling for more residential developments for decades. She stated support for Policy Order #13 and she supports a homeless Bill of Rights and Indigenous Peoples Day.

James Williamson, 1000 Jackson Place, stated that regarding the Boston Properties/Ames Street development, the best thing to do is to let it expire without prejudice. He stated that regarding the Hubway item, he stated that he would like to see a low-income subsidy. He stated that this has been discussed many times. He stated that the bridge at Alewife must include planning for a commuter rail station and positive connectivity between the station, the bike bridge and the T station. He does not see why the Comprehensive Housing Plan cannot be moved up as a priority in the context of the Master Plan. He stated that if you listen to the people who live in the city you do not have to re-design areas such as Carl Barron Plaza twenty years later. He stated that the question should be asked of the City Manager why the Economic Financial Support information was not previously available. He stated that he supports Anthony Galluccio's comments regarding Italian Heritage. He stated his support for changing Columbus Day to Indigenous Peoples Day. He stated that his personal preference for a Sister City is New Orleans.

Nave Halprin stated his support for the Indigenous Peoples Day. He stated that celebrating Columbus Day is celebrating the horrific effects of colonization. He is excited that Cambridge can lead the way for change.

Phyllis Bretholtz, 65 Antrim Street, spoke in support of Indigenous Peoples Day. She stated that she participated in a National Day of Mourning by the Wampanoag Tribe. She stated that it feels insulting to the indigenous people to celebrate Christopher Columbus. She stated that she has

been to Plymouth on Thanksgiving and participated in what has been called the National Day of Mourning by elders of the Mashpee Wampanoag Tribe. She stated that she was moved to hear the history of genocide of their tribe. She stated that by renaming the second Monday in October to Indigenous Peoples Day, the city is making a strong statement in support of the history of the Indigenous people. She stated that she is not supportive of belittling Italian heritage. She stated that the city would be better served to create a day for Sacco and Venzetti but not in celebrating Christopher Columbus.

Sam Seidel spoke in support of the work that the Cambridge Redevelopment Authority has done in relation to the MXD District. He stated that planning is a process. He stated that we need to make decisions and noted that it is difficult to put a city and frame it into its context. He is supportive of the work that the Cambridge Redevelopment Authority has undertaken. He thanked Vice Mayor Benzan for his dedicated service.

At 7:32 PM Councillor Toomey remotely participated in the meeting. Councillor Toomey confirmed that the meeting was audible to him. Vice Mayor Benzan confirmed that Councillor Toomey is audible to the City Council.

**CALENDAR ITEM # 8, COMMUNICATIONS AND REPORTS FROM CITY OFFICERS
3 AND POLICY ORDER # 2
MXD AND KENDALL SQUARE URBAN RENEWABLE PLAN**

Vice Mayor Benzan stated that there is a motion for suspension of the rules to dispense with the regular order of business to bring forward Calendar Item # 8, Communications and Reports from City Officers # 3 and Policy Order # 2.

Councillor Carlone moved to refer Communication and Reports from City Officers # 3, the same being a communication from Donna P. Lopez, City Clerk, transmitting modifications to the MXD Zoning Petition and the Kendall Square Urban Renewal Plan Amendment - to Calendar Item # 8 and further moved to amend by substituting text contained in Communication and Reports from City Officers # 3.

On a voice vote the motion –

Carried and the Communications and Reports from City Officers # 3 was referred to Calendar Item # 8 and the text contained therein was substituted.

Councillor Carlone wanted to discuss the status of the MXD for clarification on issues.

Councillor Mazen asked that under suspension of the rules if Policy Order # 13 could be brought forward to have a conversation along with the other items before the City Council. Policy Order # 13 is requesting to give recognized community groups the ability to present alongside or directly after city staff during meetings of the Ordinance Committee.

Vice Mayor Benzan stated that this was not germane. Councillor Simmons noted that what is before the body is the MXD and Councillor Mazen is trying to tie another order to the matter.

Councillor Mazen stated that neighborhood groups have argued vociferously for the City Council to hold this matter because they were not included in the process as they wished to be included. He stated that he felt that including Policy Order # 13 into this process would be better to process

discussions like this in the future. He further stated that if this is a distraction he would wait to the Policy Order portion of the meeting.

Councillor Simmons stated that she did not think that Policy Order # 13 should be taken up simultaneously with the items before the City Council.

Councillor Mazen withdrew his request to discuss Policy Order # 13 at this time.

The question now came on suspension of the rules to bring forward Calendar # 8, Communications and Reports from City Officers # 3 and Policy Order # 2 and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Cheung	- 1

and the rules were –
Suspended.

Councillor Carlone noted that there have been three Ordinance hearings on this petition. He stated that the Cambridge Redevelopment Authority has responded admirably on affordable housing and innovation space. He spoke about other issues that were discussed such as greater clarity on the retail. The CRA came back with a mixed use affordable retail. Home ownership was another issue discussed. It was stated that it is hard to have homeownership side by side with rental units. The City Council proposed having two buildings side by side that would include homeownership. He stated that no response has been received by the CRA on this and it would be good to hear a response on this to have closure on this. He spoke about incorporating a community meeting space.

Tom Evans, Executive Director, CRA stated that regarding the retail space the CRA has made two commitments. One is a commitment for 25% local and independent retail as part of the retail requirement. He stated that within the Infill Development Concept Plan, in the Special Permit process, there is language about a retail and marketing plan and what they contain on page three of the petition. This states the target uses and users of space. This would be for the new building and for the MXD district as well. He spoke about who implements the plan from the developer's standpoint, proposed economic incentives to be provided, a specific activation plan for the streets and sidewalks. He stated that the retail plan for the K2 and Mass+Main would be mapped out and then there will be a start-up retail plan that would be part of the CRA's economic development plan. In answer to a question by Councillor Carlone, Mr. Evans stated that 25% of the retail would be local and independent retail. This is the same language that was in the Mass+Main zoning petition. Councillor Carlone asked if there is an economic criteria for "local" which could mean expensive. Ms. Farooq stated that there is not an economic criteria attached to the language before us, but what is important to think about in situations such as this is diversity because the retail needs to be able to sustain itself and people to support it. The goal is to target retail for different uses, sectors and economic levels. This level of detail does not need to be in the zoning but can be part of the retail plan concept. Councillor Carlone commented that the City Council and the neighborhoods have spoken about this issue. He stated that all want to feel comfortable that this public service entity is beginning this process and that it can be built on city-wide. He wanted to ensure that this issue will be addressed.

Vice Mayor Benzan commended the CRA for all the hard work done on this petition. He spoke about the affordable units for this project. He stated that he wanted to send a strong message to Boston Properties that they are providing as much affordable housing as possible. He added that the ground floor retail is critical. He wanted small affordable spaces carved out for local retail. He spoke about the affordable housing units promised by Boston Properties on the Ames Street project. He stated that he believed there were supposed to be 42 units but according to the letter received from Boston Properties it states 32 units plus an additional 4 totally 36 units. He requested an explanation on what was promised and what the City will get. Mr. Evans made a comment about the retail component. He stated that there is a strong measure included in the urban renewal plan that is a programmatic commitment from the CRA to focus on entrepreneurial and innovation space on a broad economic program for the Kendall Square area in cooperation with the City and the Community Development Office. Mr. Evans stated that the different numbers that have floated around about Ames Street have included 32, 36 and 42 units. He explained that 32 is the interpretation of the current inclusionary housing rule. In the special permit process to the Planning Board the application included the number 36; which is the number promised. The number of 42 is the net application percent without the density bonus component of the inclusionary housing regulation as it stands. He stated that confusion has occurred because of the density bonus percentage. He stated that the interpretation of the inclusionary housing regulations has been left to the City and through application of 15% you would get 42 units; with 11.5% you get 32 units and what is being brought forward is 36 units which was in the special permit application. This is the so-called promised number. He stated that the interpretation of the City Solicitor of the inclusionary housing is that the applicable number is 11.5%.

Vice Mayor Benzan asked under the proposed changes would the city get 25% moderate and 5% middle income units. Mr. Evans responded that this is the intent. There is no density bonus in the language. This is a net 20% inclusionary and 5% middle income using the square footage. Vice Mayor Benzan stated that he wanted to hear about the housing units from Boston Properties. He further stated that senior citizens or young people are not seen in Kendall Square. He wanted development in Kendall Square to attract seniors by provide housing opportunities for seniors. He thanked the City staff for their work on this project. He wanted to hear from Boston Properties on whether they could increase the housing unit numbers.

AGENDA # ONE – AMES STREET PROJECT – BOSTON PROPERTIES

Ms. Farooq spoke about the requirement and what was promised by Boston Properties relating to the units of housing was in the special permit application which was 36 units. She stated that this is four units above the requirement of the inclusionary zoning. At this time Councillor McGovern noted that this is about the Ames Street housing, but what is before the City Council is the CRA MXD zoning and the Kendall Square Urban Renewal Plan amendment. He stated that there is a City Manager's Agenda # 1 relating to Ames Street. This is not before the City Council at this time. Councillor McGovern moved suspension of the rules to bring forward Agenda # 1 and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0
and the rules were –		
Suspended.		

Ms. Farooq stated that Community Development has been working with Boston Properties to determine how many units will be allocated to the affordable pool. She stated that the project will include two three bedroom units due to the emphasis by the City Council and City staff for the need for three bedroom units.

Attorney Rafferty, representing Boston Properties, explained the confusion in the special permit process. He stated that when the application was initially filed more than two years ago the application was prepared the 11.200 formula was not applied correctly. The original application listed the units as 36 which was subsequently changed months into the process. The Chair of the Planning Board stated that the interpretation of 11.200 is not made by the Planning Board but by the Inspectional Services Department in consultation with the Law Department. The decision states that the number of units are as required by section 11.200 of the Zoning Ordinance. When Boston Properties began the housing covenant with the affordable housing the interpretations was in the special permit that when the formula is applied the number is 32. After a meeting with CDD and the original application having a higher number of units the position of CDD was that the higher number was required. He stated that Boston Properties agreed to provide the higher number. He stated that during his three year involvement with the project the number 42 has never come up in the discussions. There is a belief by the public that there is a short coming in the formula and that it should be changed.

Councillor McGovern stated that the Ames Street project was approved a long time ago. This City Council was involved to increase the housing number which has been increased. He stated that he wrote to the Planning Board in support of the higher number. He noted that through the MXD process Boston Properties has done everything that the City Council asked of them. He proceeded to outline the differences between the original MXD petition and the revisions made by the CRA for 20% affordable and 5% middle income. All the requests made by the City Council the CRA is providing. He stated that he supports the petition. He spoke about the process and the number of meetings held on this petition.

Councillor Cheung commented that it has been said for years that Kendall Square needs more retail and housing and he appreciated the willingness of the CRA to provide all that the City Council has requested. He spoke the need for low income renovation space. He stated that the City Council pushed the benchmarks beyond the MIT proposal and the CRA has met the requests. Councillor Cheung stated that he would have wanted more affordable units from the Ames Street project, but did appreciate that Boston Properties went beyond the initial agreement. He stated that he is excited to see this go forward. He stated that the City is moving in the right direction to activate Kendall Square.

Councillor Mazen spoke about the comment made by the community on the petition being rushed. He stated that he felt that the project was moved intentionally as possible. He was pleased with the negotiations and the way they were done on the floor at the Ordinance Committee. He stated that what the public is seeking with future projects is greater contextual planning as part of the Master plan and transit. He stated that he did not realize the extent to which the community felt that it was getting up to speed on the petition. He wanted to use the Forbes Plaza plan whereby slowing things down produces a better project. He commented that Somerville made a turnabout to face people who are usually difficult and when they are engaged they have great ideas and produce a better plan. He stated that from a regional perspective we are at the maximum transit for the Kendall Square area and are in dire need of contextual planning. He stated that he set the bar high and the expectations were met so he has an obligation to support this. He stated that the transportation and contextual planning for Kendall

Square must be considered for future development in this area. He commented that one neighborhood association thought that the presentation by the CRA was cursory treatment of neighborhood involvement. He wanted neighborhoods involved in the Ordinance Committee process. He stated that maybe it is our civic responsibility to ensure that these neighborhood groups are represented. He spoke about the intent of the CRA to use the \$15 million income from this project. Mr. Evans spoke at the intention of the CRA to continue work on the infill concept plan for the next round of planning for the area. He further stated that the CRA has discussed the types of work done the future. A strategic planning study was done that has looked at work by the CRA to bridge Kendall Square to the neighborhoods nearby. The CRA is interested in challenging properties that may need help, such as the Foundry. Vail Court is an interesting collaboration with city partners in the future and other projects that go outside the urban renewal project boundaries. The CRA is open to suggestions from the public as to what other areas the authority should focus their energies on. Councillor Mazen asked if the CRA could hold a charrette about the long-term and short-term use of the \$15 million. Mr. Evans stated that he has no objections at all to this. The CRA held a forum in the spring to discuss this. Transit came out a big item as well as retail, parks and open space and programming. He stated that the CRA would be happy to hold a broader conversation on this matter. Councillor Mazen questioned the homeownership issue. Mr. Evans responded that one of the general principals of zoning is you can zone what and not who or how on land use. Boston Properties has stated that homeownership may make sense to them but condo ownership are volatile in the housing market currently. This will continue to be part of the planning and the infill concept plan. Councillor Mazen spoke about development increasing in Kendall Square but the vehicle trips are the same; is this a trend. Ms. Farooq responded that the trend lines are trending downward regionally for vehicular traffic and is borne out by data. She added that the Journey to Work data is per individual but the data is measured by the total number of trips on the road at peak hours. She stated that this may be a result of behavior change and/or mode change. Mr. Evans stated that the CRA has conducted analysis on this for twenty years and will continue this and look to expand this analysis geographically and modally.

Councillor Toomey stated that he would be voting in the negative to move this forward. He stated that with the square footage of the MIT development, the Volpe and the MXD development as a gift to Boston Properties is overwhelming. He stated that more consideration would have been given to another area of the city regarding the impact of development. He spoke of the square footage of the Mass+Main development which was the end of the world and now one million square foot of development in Kendall Square is fine. He felt that the affordable housing should be more and is an embarrassment. He spoke about the issue of trust. He commented that NorthPoint needs a jolt and that development will not stop in the City. He wanted to take time to digest the economic analysis for the Kendall Square area. He noted that the East Cambridge Planning Team and other neighborhood groups have been active for many years and to acknowledge this would be appreciated.

Councillor Kelley stated that there is no belief that the types of housing units will lead to any particular type of community down the line. He wanted to know who the housing is being built for and he feels that no housing is be built for families other than the affordable units. He stated that a better narrative is needed for what type of City we are creating. He stated that he would be voting in the negative on this.

Councillor Carlone noted that redevelopment plan is unknown. It would have been nice if the report contained information on the retail in the redevelopment plan. He spoke about the connectivity to the neighborhoods and north of Broadway. The inter-connectivity is not in the

zoning so a letter in support of this would be beneficial. He stated that it is essential that as the Volpe plan evolves that it connects through as much of the (north) MXD site. A commitment on building two buildings with one for homeownership as opposed to one building. He wanted written clarity. He stated that the urban design guidelines are from the 1970. He wanted the City Council to approve all architectural guidelines as was done in the past. He wanted more specificity about materials in the guidelines.

Mayor Maher thanked the CRA for a good process which has been inclusive. He spoke about the homeownership opportunities. He acknowledged that through zoning the City Council cannot mandate what is rental versus homeownership and cannot dictate the tenancy of housing. He noted that this project and zoning is different from a typical zoning petition. He stated that he wanted something different given to the City and does not think the right place is in the zoning. He wanted to see a guarantee that a percentage of this project being homeownership. He spoke about the CRA securing a percentage of housing to be homeownership and whether Boston Properties could be required to do this. Mayor Maher asked if 20% of housing be homeownership and be included in the infill development plan and require that the CRA secure this before approving the zoning and urban renewal plan amendment is this sufficient. Mr. Evans stated that much has been put into the infill concept plan and will be revisited over time. He added that the CRA is anxious to begin the next level of conversation about design guidelines, retail and connectivity. The infill concept plan contains that a housing plan describing tenancy expectation and the plan requirements be included. He was unsure about the legality of including land use control. He stated that the legal analysis done to date stated that you cannot zone specific tenancy requirements; there is not legal footing that it be written into zoning.

Councillor Carlone stated that land could be set aside for the housing piece and state that it will not be for sale unless for homeownership. Mr. Evans stated that the CRA is not against the concept of homeownership and to write something into the petition now is difficult to do. Ms. Born stated that the homeownership cannot be written into the zoning Boston Properties is in agreement to have 20% homeownership that may be referenced in the Kendall Square Urban Renewal Plan or could be a development agreement or some other format. Boston Properties is amenable to this if the technical aspect can be figured out on how to do this. Mayor Maher commented that passage of the zoning and urban renewal plan amendment is dependent on this. If there is an agreement which can be exercised this evening he believes it will be okay. Ms. Born asked that a representative from Boston Properties come forward.

Mr. Cantalupa, Boston Properties, stated that any residential development built by Boston Properties can offer 20% of the units as homeownership in the development. He noted that he did not know if his word was enough of a commitment for the City Council.

Councillor Simmons commented that homeownership leads to more stability than rental units. She stated that the City has been criticized that housing supported has more turnover. She added homeownership is more desirable. Councillor Simmons stated that the City Council wanted something in writing and looked forward to this project moving forward. She stated that she wanted the ground floor retail to be diverse and until there is a ground floor retail program prepared by CDD this will not occur. She stated that this is a small piece of negotiations that needs to be resolved. She suggested recessing this conversation to prepare something that can be voted upon by the City Council. Mayor Maher stated that this item will be held to allow Boston Properties to discuss this with the City's Legal Counsel and will come back to this item.

UNFINISHED BUSINESS # 5 – LIVING WAGE

Councillor Simmons moved suspension of the rules to dispense with the regular order of business to bring Unfinished Business # 5, the same being a proposed amendment to the Living Wage Ordinance; which comes on passing to be ordained on or after November 16, 2015 together with Committee Report # 5.

The question now came on suspension of the rules and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the rules were –
Suspended.

Here insert Committee Report # 5 read by Mayor Maher, which reads as follows:
(HERE COPY COMMITTEE REPORT # 5)

Councillor Simmons moved that Committee Report # 5 be accepted, placed on file and referred to Calendar Item # 5 and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and Committee Report # 5 was –
Accepted, placed on file and referred to Calendar Item # 5.

Councillor Simmons stated that the Living Wage has been before the Economic Development and Ordinance Committees and has been thoroughly vetted. This will effect 2500 workers in Cambridge. Councillor Simmons moved that the proposed Municipal Code amendment be passed to be ordained, which reads as follows:
(HERE INSERT ORDINANCE # 1376)

Councillor Toomey requested a roll call on this matter. The roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the proposed Municipal Code amendment was –
Passed to be ordained.

CITY MANAGER'S CONSENT AGENDA

Mayor Maher now moved back to the regular order of business. Councillor Simmons moved Agenda #2-26 which were before the City Council.

1 Placed on file.

2 Order adopted 9 – 0 – 0.

At this time Councillor Toomey disconnected to the meeting but would rejoin the meeting when the CRA MXD Zoning and Kendall Square Urban Renewal Plan were up for a vote. Thereupon the Consent Agenda Items were acted upon in a group, as follows:

3-10 Orders adopted 7 – 0 – 2.

#15 Order adopted 7 – 0 – 2.

#18-19 Orders adopted 7 – 0 – 2.

#20-21 Placed on file.

#23-25 Placed on file.

NON-CONSENT AGENDA

#11 Here insert Agenda # 11 read by Mayor Maher. Councillor Mazen stated that the report advocates for a pedestrian activated crossing and this is becoming more and more out dated. He questioned if there is another more updated solution than a pedestrian activated crossing. Mr. Barr stated that this is for a standalone signal and includes the Volpe Crosswalk. There is no need for it to be flashing if there are no pedestrians. He stated that there are other technologies such as video and microwave detection that can be used other than the button but the pedestrian activates it. Councillor Mazen stated that pushing a button in 2020 may not be the right idea. Mr. Barr responded that other technology can be reviewed on how it is activated.

Councillor Kelley commented that the flashers at Garfield Street have no effect. He is not a fan of this solution and would not like this to be the method taken to make crosswalks safe.

Councillor Carlone agreed with Councillor Kelley about this location. Cars do not stop.

#11 Placed on file.

#12 Here insert Agenda # 12 read by Mayor Maher. Councillor Mazen asked how the street locations were decided. He asked if there was a community process. Mr. Deignan, Community Development Department, stated the locations were determined primarily where funding could be obtained. He explained that there have been many requests for a station at the Water Department which was funded through the Water Department budget. A donation was received from the property owner at 55 CambridgePark Drive has one station and has a lot of demand. He further stated that a location has been identified on Cambridge Street because of the school construction. The Huron Avenue project was planned, through a community process, with a location at Vassal Lane. It is anticipated that there will be a lot of demand at Alewife Station. Kendall Square has a demand for Hubway stations and when the Main Street reconstruction is completed a larger Hubway station will be installed. He spoke of other locations. Councillor Mazen suggested the approach to the locations could be one-third through donations, one-third through CDD insight and one-third from a community process. Mr. Rossi explained that each

station costs around \$20,000 to operation for one year. The City receives donations and tries to get commitments from organizations some of which have been renewed.

The following order was now considered, the question being on adoption to wit:

(HERE INSERT ORDER FOR AGENDA # 12)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Toomey	- 1

and the order was –
Adopted.

#13 Here insert Agenda # 13 read by Mayor Maher. Councillor Mazen moved for suspension of the rules to bring Agenda # 14 together with Agenda # 13. The question now came on suspension of the rules and on a voice vote the rules were –
Suspended.

#14 Here insert Agenda # 14 read by Mayor Maher.

Councillor Mazen stated that this is great – moving forward with this. He stated that the funding is not in the City's coffers. He asked how policy makers help in the lobbying process to make it clear to those who have the funds that this is something the City supports consistently by an advocacy plan. Mr. Rossi explained that he met with Secretary of Transportation Pollack and discussed the reality of a commuter rail station planned and built. Secretary Pollack cautioned to discuss with the T the clearance factor needed to create a bridge over the rail and whether the repair facility adjacent to the tracks could be easily dealt with. He stated that moving forward the mission is to meet with the T next year and get a sense from them about how real this can be. This project is kept in Capital Projects as an out project without financing as of yet until it can be determined what is needed to make this work. Ms. Farooq added that advancing the design will help the advocacy of the project. She informed the City Council that two years previous the City applied for a grant for design and generally when funding is received for design there is construction funding that follows. The City did not obtain the grant. She explained that there is a feeling at the state that Cambridge does not need as much resources to support projects as other communities. She added that for significant projects such as this it is difficult for the City to do on its own. It would be extremely helpful if the policy makers can provide advocacy at the state and federal level. It would be helpful if the policy makers could support these projects. Councillor Mazen responded that it would be helpful for the policy makers to know who the contacts are at the federal and state level. Mr. Rossi urged moving forward with this funding. He further added that it is critical to know what the T will support.

Councillor Carlone stated that the state road system has an effect on this area of the City and is an argument for a commuter rail to take away some of the burden. He informed the City Council that he is a consultant with another community dealing with the MBTA and he designed a station with ramps and stairs and then was told that it has to be an elevator and stairs. He stated that the elevators and stairs are more urban and it is about making a place at the foot of the elevator and stairs. All the commuter rail stations are elevator and stairs to get to the other side.

Councillor Cheung appreciated the concrete plan. He spoke about a platform rather than a bridge. He stated that other communities have sold the air rights above the tracks as a means to

pay for a platform which will connect the quadrangle and the triangle. He encouraged the City Manager to pursue this as a much better solution than a bridge. He stated that another problem is that the guardrails are so high that it feels unsafe compared to the road where there are lines of sight. He stated that the bridge will not solve the problem.

Councillor Kelley stated that looking at air rights is the only way that this will be built. The City should always look at how do we build over the tracks and include what size building and the square footage. Mr. Rossi stated that based on the information received \$25 million would be for a commuter rail station and \$25 million would be the bridge cost.

Mayor Maher stated that Al Wilson, who was the driving force behind this issue, will love to see the progress being made on this.

#13 Placed on file.

#14 The following order was now considered, the question being on adoption, to wit:
(HERE INSERT ORDER FOR AGENDA #14)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Toomey	- 1

and the order was –

Adopted.

#16 Here insert Agenda # 16 read by Mayor Maher. Councillor Mazen moved suspension of the rules to bring forward Agenda # 17 with Agenda # 16. The question now came on suspension of the rules and on a voice vote the rules were –
Suspended.

#17 Here insert Agenda # 17 read by Mayor Maher. Councillor Mazen asked for more background on the items.

Mr. Rossi explained that the items are from past zoning mitigation agreements where specific amounts of money and projects were named. The Rogers Street Park, through Alexandria, and the park along the railroad tracks, through Boston Properties, were negotiated for these purposes with fixed sums of money. He further stated that with this mitigation process all the funding has been identified, put into the proper funds and would not like to move the funds to begin the projects. Councillor Mazen stated that release of these funds will take the issue out of the City's hands and policy circle. Mr. Rossi responded that the funding is be appropriated for the stated purpose. This is how the system works. Councillor Mazen wanted a policy impact at the moment of appropriation of the funds.

Mayor Maher stated that the funds that are being appropriated is funds secured by the City Council. He explained that the funds came from Alexandria and has been held in an account for years until the park was ready. Mr. Rossi stated that pursuant to the zoning the land had to be made available. There was a community wide design process that was presented to the City Council last year. This is the basically the design of the park. Councillor Mazen stated that it would be good in the future if there was a brief summary of the process. He wanted to have input as parks are neighborhood and long term planning in the aggregate. Mr. Rossi stated that this is the community process, not the City Council process, to design parks. The City goes

through an extensive community process. He stated that it is his job and the job of the department to get the job done in accordance with the appropriations made and the community process. The City has gone through the designer selection process. He stated that the City Council does have policy input. It is the job of the City Manager to have oversight. Councillor Mazen wanted to have an overview of the projects. He added that the input given by the City Council may be helpful without derailing the process. Mr. Rossi suggested watching the Capital Budget process in the spring. This is where these projects are held. This is the time to have the discussions about the projects.

Councillor Kelley commented that discussing this at the time of appropriation is too late. He added that these project could be looked at in a different way, but not at this stage.

Councillor Carlone questioned the results of the Connect Kendall Square competition guiding the design processes – is this the public process? Ms. Farooq explained that the Connect Kendall Square is one piece of the process and will be the launching point for the selected designers but there will still be a community process on the design.

#16 The following order was now considered, the question being on adoption, to wit:
(HERE INSERT ORDER FOR AGENDA #16)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Bengan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Toomey	- 1

and the order was –

Adopted.

#17 The following order was now considered, the question being on adoption, to wit:
(HERE INSERT ORDER FOR AGENDA #14)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Bengan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Toomey	- 1

and the order was –

Adopted.

#22 Here insert Agenda # 11 read by Mayor Maher. Councillor Mazen stated that a Housing Plan already exists from the defacto work done for the Master plan. He wanted the Housing plan built and did not want five out of ten aspect of the Housing plan approved. He stated that a good Master plan should coalesce with a Housing plan. He asked when this would occur.

Mr. Rossi stated that the City has hired Utile, good solid planners. He wanted trust put in Utile to tell the City where in the process this will be most effective, studied and built into the process. He stated that he did not want to change the work pattern continuously from Policy Orders. The emphasis has to be put on the designers to do the job that they were hired to do. Councillor Mazen wanted to be assured that the components of a comprehensive housing policy is being built into the process.

Ms. Farooq stated that she wanted the housing component to permeate the whole city-wide planning process so that the good work that has begun this year is not slowed. She stated that the

materials and costs identified in the past can continue to be discussed at the Housing Committee and the Affordable Housing Trust so that the agenda can be advanced and not have to wait a year or two to adopt policies.

Councillor McGovern stated a vast amount of work was done in the Housing Committee under the leadership of Councillor Simmons. The Housing Committee Report outlines the work done and the work that still needs to be done on housing in the next term. He stated that this is a perfect place for that committee to work with CDD and other organizations as we move forward in the next term.

#22 Placed on file.

#26 Here insert Agenda # 11 read by Mayor Maher. Councillor McGovern exercised his Charter Right on this matter.

CALENDAR ITEM # 9 –COMMUNITY BENEFITS ORDINANCE

9 Here insert Calendar Item # 9 read by Mayor Maher. Councillor Carlone stated that the Ordinance hearing was constructive and a lot was learned. It is his hope to move this to be passed to be ordained, which reads as follows:

(HERE INSERT ORDINANCE # 1375)

The question now came on passage to be ordained and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	None	- 0
ABSENT:	Councillor Toomey	- 1

and the proposed amendment was –
Passed to be ordained.

SUPPLEMENTAL AGENDA ITEM #27

Councillor Simmons moved suspension of the rules to dispense with the regular order of business to bring Supplemental Agenda Item # 27 forward.

#27 Here insert Agenda Item # 27 read by Mayor Maher.

The question now came on suspension of the rules and on a voice vote the rules were –
Suspended.

#27 Referred to the petition.

APPLICATIONS AND PETITIONS

1 Here insert Application and Petition # 1 read by Mayor Maher. Councillor Carlone spoke about the request for two signs which are at the entry to the building. He commented that there is no need for two signs.

1 Charter right exercised by Vice Mayor Benzan.

2 Order adopted by the affirmative vote of eight members.

3 Order adopted by the affirmative vote of eight members.

COMMUNICATIONS

#1-22 Placed on file.

RESOLUTIONS

Councillor Simmons moved to bring forward Resolutions # 1- 10 for discussion and adoption and making the resolutions unanimously sponsored on adoption.

1- 10 Resolutions adoption by the affirmative vote of eight members.

CONSENT POLICY ORDERS

- # 1 Order adopted by the affirmative vote of eight members.
- # 3 Order adopted by the affirmative vote of eight members.
- # 4 Order adopted by the affirmative vote of eight members.
- # 5 Order adopted by the affirmative vote of eight members.
- # 7 Order adopted by the affirmative vote of eight members.
- #10 Order adopted by the affirmative vote of eight members.
- #11 Order adopted by the affirmative vote of eight members.

NON-CONSENT POLICY ORDERS

6 Here insert Policy Order # 6 read by Mayor Maher. Charter Right exercised by Mayor Maher.

8 Here insert Policy Order # 8 read by Mayor Maher. Charter Right exercised by Mayor Maher.

9 Here insert Original Policy Order # 9 read by Mayor Maher. Councillor McGovern moved to amend the aforementioned order by striking out the words “MBTA to seek cost-saving measures elsewhere” in the RESOLVED paragraph and insert in place thereof the following “the Governor and the state legislature to increase funding to the MBTA.”
The question now came on the adoption of Policy Order # 9 as amended which reads as follows:
(HERE COPY AMENDED POLICY ORDER # 9)

The order was –

Adopted as amended by the affirmative vote of eight members.

#12 Here insert Policy Order #12 read by Mayor Maher. Charter Right exercised by Mayor Maher.

#13 Here insert Policy Order #13 read by Mayor Maher. Charter Right exercised by Mayor Maher.

COMMITTEE REPORTS

1 Here insert Committee Report # 1 read by Mayor Maher. Councillor McGovern stated that there are no other communities talking about spending \$30 million sitting in an account. This funding will support non-profit agencies and vulnerable people in the community.

1 Report accepted, placed on file and referred to the petition.

2 Here insert Committee Report # 2 read by Mayor Maher.

2 Report accepted and placed on file.

In connection with this matter Councillor Toomey submitted the following order, the question being on adoption, to wit:

(HERE INSERT ORDER NUMBER # 15)

The question now came on adoption and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Kelley, Mazen, McGovern, Simmons
and Mayor Maher - 7

NAYS: None - 0

ABSENT: Councillors Cheung and Toomey - 2

and the order was –

Adopted.

3 Here insert Committee Report # 3 read by Mayor Maher.

3 Report accepted, placed on file and referred to the petition on a motion by Vice Mayor Benzan.

4 Here insert Committee Report # 4 read by Mayor Maher.

4 Report accepted, placed on file and referred to the petition on a motion by Vice Mayor Benzan.

6 Here insert Committee Report # 6 read by Mayor Maher.

6 Report accepted, placed on file and referred to the petition on motion of Vice Mayor Benzan.

COMMUNICATIONS AND REPORTS FROM CITY OFFICERS

1 Here insert Communications and Reports from City Officers # 1 read by Mayor Maher.

Councillor Simmons noted that much work was done by the Housing Committee, but much still needs to be done. She stated that she wanted this referred to the 2016-2017 Housing Committee.

1 Placed on file on motion of Councillor Simmons.

2 Here insert Communications and Reports from City Officers # 2 read by Mayor Maher.

Councillor Simmons noted that the Civic Unity Committee did move forward on issues and the City Manager has done a lot of work on Civic Unity on objectives and tasks. She stated that she hoped that this information will be forwarded to the Civic Unity Committee for the 2016-2017 term to take up the work of the Civic Unity Committee.

2 Placed on file on motion of Councillor Simmons.

4 Here insert Communications and Reports from City Officers # 4 read by Mayor Maher.

Councillor Cheung stated that this is suggested language proposed by Community Development Department relating to Car sharing.

Councillor Kelley noted that he did not see anywhere in the suggested language about discussion and notification to the neighbors about a car sharing space. He would not support this without this provision.

4 Referred to Calendar Item # 6.

CALENDAR ITEM # 3

3 Here insert Calendar Item # 3 read by Mayor Maher.

Councillor Mazen moved to amend Calendar Item # 3 by substitution, which reads as follows:
(HERE INSERT SUBSTITUTED TEXT FOR CALENDAR ITEM # 3)

The question now came on the motion to amend by substitution and on a voice vote the amendment by substitution –

Carried.

Vice Mayor Benzan commented that he was originally a co-sponsor of the Policy Order and he moved to table the item. He stated that he had been working on this matter with a group of students at the Cambridgeport School led by the librarian, Elizabeth Phipps. He had recommended to the students that they organize with other middle school students across the City. This issue should be led by the students. He stated that there was a lot of public comment this evening on this issue where children were mentioned, but there were no children in this chamber this evening. He stated that if we are serious that the students learn about the process or this particular issue then the students need to be part of the process. He requested that the students be part of this process and be allowed to deliberate this issue.

Councillor Mazen stated that he has worked with the students on this. He stated that the proponents would welcome the student's voice on this issue.

Councillor Mazen moved that the substituted order be placed on Unfinished Business – and on a voice vote the motion –

Carried.

CALENDAR

- # 1 Placed on file due to the end of the legislative term per Policy Order # 1.
- # 2 Placed on file due to the end of the legislative term per Policy Order # 1.
- # 4 Placed on file due to the end of the legislative term per Policy Order # 1.
- # 6 No action taken.
- # 7 No action taken.

LATE RESOLUTIONS

#11-13 Resolutions adopted and made unanimously sponsored by the affirmative vote of eight members.

AGREEMENT BY BOSTON PROPERTIES MXD ZONING AND KENDALL SQUARE URBAN RENEWAL PLAN

At this time Mayor Maher stated that there is an agreement by Boston Properties committing to a minimum of 20% of the Infill Gross Floor Area as defined in Section 14.32.2 of the petition by the Cambridge Redevelopment Authority to be devoted to homeownership. There is a letter of agreement on homeownership opportunity. Mayor Maher stated that the City Solicitor has reviewed the document as legally binding document.

In response to an inquiry by Mayor Maher, the City Clerk announced that the City Council has voted to bring forward Calendar Item # 8, Communications and Reports from City Officers # 3 Policy Order # 2 and Agenda Item # 1.

A motion was made that Communications and Reports from City Officers # 3 be referred to Calendar Item # 8 and that the substituted text is before the City Council. This needs to vote, by roll call, on passage to be ordained the MXD zoning as amended and the Kendall Square Urban Renewal Plan amendment as amended and to adopt Policy Order # 2.

The City Clerk stated that a motion was made by Councillor Carlone to refer Communications and Reports from Other City Officers # 3 to Calendar Item # 8. The substituted text is in the Communications and Reports from Other City Officers # 3. The City Clerk stated that the motion is to amend the MXD and the Kendall Square Urban Renewal Plan with the substituted text contained in Communications and Reports from Other City Officers # 3.

At this time Councillor Toomey rejoined the meeting by remote participation.

Mayor Maher informed Councillor Toomey that there would be a series of roll call votes.

The City Clerk stated that this is to bring forward Communications and Reports from Other City Officers # 3 which contains the substituted text for the MXD and the Kendall Square Urban Renewal Plan. The MXD and the Kendall Square Urban Renewal Plan will be amended by the substituted text and then refer the substituted text to Calendar Item # 8.

Mayor Maher informed Councillor Toomey that the City Council is in receipt of a letter of commitment from Boston Properties that a minimum of the 560 housing units generated will be homeownership units.

The question now came on the motion stated by the City Clerk and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Mayor Maher	- 8
NAYS:	Councillor Toomey	- 1
ABSENT:	None	- 0

and the motion to refer the substituted text to Calendar Item # 8
Carried.

Councillor Toomey stated that the negotiations that have just occurred outside of the public view are not acceptable.

Councillor Mazen stated that it was clear what was happening. He stated that the City Council wanted to avoid any last minute negotiations and was over and above anything that was asked for in prior meeting. The fact that they replied is good will.

The question now came on passage to be ordained as amended the MXD zoning which reads as follows:

(HERE INSERT ORDINANCE # 1377)

On passage to be ordained as amended the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Mazen, McGovern, Simmons and Mayor Maher	- 7
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NAYS: Councillors Kelley and Toomey - 2
ABSENT: None - 0
and the proposed amendment was –
Passed to be ordained as amended.

The question now came on passage to be ordained the Kendall Square Urban Renewal Plan as amended which reads as follows:

(HERE INSERT ORDINANCE #1378)

On passage to be ordained as amended the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Cheung, Mazen, McGovern, Simmons
and Mayor Maher - 7

NAYS: Councillors Kelley and Toomey - 2

ABSENT: None - 0

and the proposed Kendall Square Urban Renewal Plan amendment was –
Passed to be ordained as amended.

The following order was now considered, the question being on adoption, to wit:

(HERE INSERT POLICY ORDER # 2)

On this question the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Cheung, Mazen, McGovern, Simmons
and Mayor Maher - 7

NAYS: Councillors Kelley and Toomey - 2

ABSENT: None - 0

and the order was –
Adopted.

At this time Mayor Maher introduced the following order to incorporate by reference the Boston Properties Letter of Commitment into the MXD zoning petition as amended, which reads as follows:

(HERE INSERT POLICY ORDER # 15)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Kelley, Mazen, McGovern, Simmons
and Maher - 7

NAYS: Councillor Toomey - 1

ABSENT: Councillor Cheung - 1

and the order was –
Adopted.

PRESENTATION TO VICE MAYOR BENZAN

Councillor Toomey wished Vice Mayor Benzan best wishes. At this time Councillor Toomey disconnected from remote participation.

Mayor Maher thanked his colleagues for a very productive two year term. He acknowledged that Vice Mayor Benzan was the first Latino elected to the Cambridge City Council. He stated that He admires the Vice Mayor and has appreciated his voice on the City Council and as a worker to get the work done. On behalf of his colleague Mayor Maher wished Vice Mayor Benzan the best. A ceremonial gavel was presented to Vice Mayor Benzan.

Vice Mayor Benzan addressed the City Council. He thanked his colleagues, City staff, his supporters, family and former elected officials.

PRESENTATION TO MAYOR MAHER

At this time Councillor Simmons came to the rostrum to make a presentation to Mayor Maher.

She spoke about reflecting upon the work done during the term as both an individual and as a group. She stated that it is important to say that the work we do we do together and an important aspect to working together is leadership. She acknowledged Mayor Maher's leadership. She congratulated Mayor Maher on the work done by him during this term. She noted Mayor Maher role as Chair of the School Committee. A celebratory gavel was presented to Mayor Maher.

Thereupon Mayor Maher addressed the City Council. Mayor Maher stated that it was a distinct honor to serve the City and to work with his colleagues.

ADJOURNMENT

On motion of Vice Mayor Benzan the meeting adjourned at 10:17 PM.

A list of documents and other exhibits used at the meeting

City Manager's Agenda

City Council Agenda

CD of meeting